

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	SARKISIAN LINDA M			
Owner 2:				
Owner 3:				
Street 1:	52 RIVER STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	SARKISIAN LINDA/JOYCE -		
Owner 2:	-		
Street 1:	52 RIVER STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2458 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 Half Bath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	451,200	Spl Credit	Total:	451,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	460,100	5,100	451,200	916,400
Total Card	0.110	460,100	5,100	451,200	916,400
Total Parcel	0.110	460,100	5,100	451,200	916,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			372.82	/Parcel: 372.82

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,200	5100	4,800.	451,200	916,500	916,500	Year End Roll	12/18/2019
2019	104	FV	355,800	5100	4,800.	479,400	840,300	840,300	Year End Roll	1/3/2019
2018	104	FV	355,800	5100	4,800.	349,700	710,600	710,600	Year End Roll	12/20/2017
2017	104	FV	333,600	5100	4,800.	304,600	643,300	643,300	Year End Roll	1/3/2017
2016	104	FV	333,600	5100	4,800.	259,400	598,100	598,100	Year End	1/4/2016
2015	104	FV	297,100	5100	4,800.	253,800	556,000	556,000	Year End Roll	12/11/2014
2014	104	FV	297,100	5100	4,800.	208,700	510,900	510,900	Year End Roll	12/16/2013
2013	104	FV	309,200	5100	4,800.	198,500	512,800	512,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/5/2011	Info Fm Prmt	BR	B Rossignol
1/14/2009	Meas/Inspect	189	PATRIOT
4/11/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

ed	Alt	%	Spec	J	East	Use Value	Notes
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[illegible]

451,200	Spl Credit		Total:	451,200
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APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
916,400 /	916,400
916,400 /	916,400
916,400 /	916,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	28231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	18:41:54

LAST REV

Date	Time
11/07/19	14:18:05

danam
3444

!3444!

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100